

MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION

I. CONTACT INFORMATION

Page 1 of 4

	Submitting Organization*	Local Economic Development Organization (If Different)
Contact Name	Barbara Carr	
Organization	Aitkin County Growth, Inc.	
Address	316 1st Avenue NW	
City / State / Zip	Aitkin / MN / 56431	
County	Aitkin	
Phone	218-927-2172	
FAX		
E-Mail	barb@aitkingrowth.org	
*Note Type of Organization (Owner, Broker, Representative, etc.)		Owner

II. SITE/COMMUNITY INFORMATION AND SITE OWNERSHIP

Site Name and Address

Site Name/Designation	Bunker Hill Drive Property
Primary PIN Number(s)	56-1-179300, 56-1-179500
Latitude and Longitude	Lat: 46.530481°, Long: -93.689950°
Legal Description	Lots 6, 7, & 8 BLK 1 and Lots 3 & 4 BLK 2 and Outlot F, Bunker Hill Addition, Section 25, Township 47, Range 27, Aitkin County, Minnesota
Address	Bunker Hill Drive, Aitkin, MN 56431
City	Aitkin
County	Aitkin

Site Information

Total developable land (acres)	11.54
Number of Parcels	5
Distance to major State/U.S. highway (miles)	0.23 miles
Directions from Interstate or Major Highway: From the intersection of U.S. Highway 169 and 400th Street; head south 0.23 miles and turn right on Bunker Hill Drive. Proceed 0.11 miles west along Bunker Hill Drive to reach the center of the target property.	

Attach following schedules for parcel and lot:

- List of parcels/lots and designation within each site.
- Market price for each parcel or lot in \$/SF, \$/acre and \$/lot.
- Any special assessments and the amount due for each lot in \$/year and current balance (\$) for each lot.
- Real estate taxes payable in the current year by lot or parcel.

Required Documentation

Please enter "yes" in box to the right if the document is attached

Title Commitment using 2006 ALTA Commitment Form	
ALTA Survey (ASC 2005)	
If site not owned, attach copy of option or purchase agreement	N/A
Copy of site layout	Yes
Copy of aerial photo(s) identifying site location/major highways	Yes
Schedule and required submittals for site plan	Yes
Updated Community Profile as reported in LOIS/EMSI	Yes
Desktop review of Archeological/Cultural resources (SHPO)	Yes
Desktop review of Threatened and Endangered Species (DNR and FWS)	Yes
Have wetlands been identified through the National Wetland Inventory (USFWS)?	Yes

Identify All Current Property Owners for This Site

	Owner # 1	Owner #2
Name	Aitkin County Growth, Inc.	
Address	316 1st Ave NW	
City / State / Zip	Aitkin / MN / 56431	
Phone	218-316-3624	
E-Mail	barb@aitkingrowth.org	



III. SITE AND SURROUNDING PARCEL LAND USE AND ZONING INFORMATION

Land Use Information

Page 2 of 4

Provide brief description of previous and current land uses of site .	<p>Previous Use: The site has been used for agriculture since at least the 1930's. The site was vacant in the 1980's until the late-1990's, when Bunker Hill Drive was constructed.</p> <p>Current Use: The site is currently vacant, and is a part of the Aitkin Industrial Park. The Aitkin Iron Works and Riverside Medical Center are located approximately 0.27 miles to the west.</p>
Identify current and previous uses of adjacent parcels.	<p>Previous Use: Rural Vacant, Residential, Agricultural, Commercial</p> <p>Current Uses: Vacant, Residential, Agricultural, Commercial</p>

Current and Planned Zoning

Current and planned zoning designation for the site.	Current: Commercial Preferred, Industrial Preferred Planned: Commercial Preferred, Industrial Preferred
Current and planned zoning designation for land within 500 feet of the site.	Current: Commercial - North, West. Residential - South. Commercial - East. Planned: Rural Vacant - North, West. Residential - South. Commercial - East.
Identify Municipal jurisdiction for adjacent land (Town/City/County)	City of Aitkin

IV. ECONOMIC DEVELOPMENT ZONES

Identify whether the site is currently located within any of the following economic development zone designations:	Identify whether parcels adjacent to the site are currently located within any of the following economic development zone designations:
Enterprise Zone	N
Foreign Trade Zone	N
Transit Development Zone	N
Tax Increment Financing (TIF)	N
New Market Tax Credits	Y
Enterprise Zone	N
Foreign Trade Zone	N
Transit Development Zone	N
Tax Increment Financing (TIF)	N
New Market Tax Credits	Y

V. ENVIRONMENTAL SITE ASSESSMENT

Has a Phase I Environmental Assessment been completed in accordance with ASTM Standard E 1527-13? (Report should include record of historical use of site, as well as an archeological and endangered species assessment)	Yes	Completed
Include a copy of the report with the application.		12-Sep-18
Was a Phase II Environmental Study required? If so, attach a copy.	No	N/A
Have Geotechnical Soil Tests – ASTM Standard D 420 - been taken? Include a copy of the report with the application	Yes	7-Sep-18

VI. TRANSPORTATION

Interstate Highway	River/Inland/Sea Port/Airport
Distance to closest <u>north/south</u> interstate highway	Does the site have access to a navigable river, inland or sea port?
0.40 mi	Y
•Identify interstate route number	Distance to closest port
169	84.5 mi
Distance to closest <u>east/west</u> interstate highway	Distance to closest rail line
52.3 mi	0.61 mi
•Identify interstate route number	Distance to closest International Airport
2	89.8 mi
Distance to and closest 4-Lane Hwy (State/Federal)	Distance to local/regional airport
27.2 mi	0.65 mi
Distance to and closest 2-Lane Hwy (State/Federal)	Longest runway length
0.40 mi	4000 ft
	Navigational Aids
	Beacon

Rail Access Contact Information and Service Description

Is there rail service on site? If yes, is it Class 1 vs. Shortline? Please describe:	No rail service is available on site.	
If no, are <u>any</u> rail lines located within 1 mile of the site? Y/N	Y	A Class I Railway exists ~0.1 miles to the north.
If yes, Name of Contact:	Justin Pearson	
Company	Burlington Northern and Santa Fe (BNSF) Railway	
Address	400 E Broadway, Suite 517	
City / State / Zip	Fargo / ND / 58103	

Phone	701-667-7425	
E-Mail	justinpearson@bnsf.com	
Nearest Intermodal Facility:		85 miles

MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION



VII. UTILITY SERVICES

Electric Power Providers and Service Description

Page 3 of 4

Contact Name	Dave Cluff
Company	Aitkin Public Utilities Commission (PUC)
Address	109 1st Avenue NW
City / State / Zip	Aitkin / MN / 56431
Phone	218-927-3222
E-Mail	dcluff@aitkinutilities.com

Is three-phase electric service currently at or within the boundary of this site?	Yes
If yes, what voltage is available? (describe in KV)	13,800
Is existing service overhead or underground?	Overhead
Is a loop (underground loop with two different delivery points) available at site?	Yes
What is the approximate distance to the nearest substation servicing this site?	1 Mile
What is the age of the nearest substation/transformers?	48 years (installed 1970)
Is there a potential for dual feed to the site from two different substations?	No
What is the largest demand in KW/MW that can be served at this site using existing system?	5 MW

Natural Gas Providers and Service Description

Contact Name	Edwin Esler
Company	Minnesota Energy Resources
Address	P.O. Box 19003
City / State / Zip	Green Bay / WI / 54307
Phone	218-849-2934
E-Mail	edwin.esler@minnesotaenergyresources.com

Is there natural gas service currently available at the site?	Y
If yes, what is the natural gas line size to the site?	2-inch, looped
Line pressure (PSI)?	55
Is more or less than 10,000 CFH of natural gas available to a user?	Less

Municipal Water Provider and Service Description

Contact Name	Dave Cluff	Head pressure at closest hydrant	45 PSI
Municipality	City of Aitkin	Flow rate at nearest hydrant	860 GPM
Address	109 1st Avenue NW	GPD availability at site	200,000
City / State / Zip	Aitkin / MN / 56431	Is water from surface or ground water source?	Ground
Phone	218-927-3222	Is water source part of looped system with feed from two sources?	No
E-Mail	dcluff@aitkinutilities.com	Any planned upgrades, if so, when?	No
		What will be the incremental capacity?	NA
Contact Name	Dave Cluff	Attach chemical profile of water	See Attached
Municipality	Aitkin Public Utilities Commission		

MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION



Municipal Sanitary Sewer Provider and Service Description

Page 4 of 4

Contact Name	Bob Nicko	Sewer line in place near/at site?	Y
Municipality	City of Aitkin	Diameter of line at site	6"
Address	109 1st Avenue NW	Size of sewer main in public right-of-way?	8"
City / State / Zip	Aitkin/MN/56431	GPD Capacity	200,000
Phone	218-839-3145	Any special pretreatment	Y
E-Mail	streetdepartment@yahoo.com	Any incremental treatment capacity planned? If yes, note additional capacity	N

Municipal Storm Sewer Service Description/Requirements
Based on City Engineer input:

Contact Name	Bob Nicko	Capacity of sewer during 5-year storm event	1 cfs
Municipality	City of Aitkin	Capacity of sewer during 20-year storm event	0.75 cfs
Address	109 1st Avenue NW	Capacity of sewer during 100-year storm event	0.5 cfs
City / State / Zip	Aitkin/MN/56431		
Phone	218-839-3145		
E-Mail	streetdepartment@yahoo.com		
Is the site covered by a storm water management plan (Y/N)	N		
Is the site served by a regional pond system. (Y/N)	N		
Does the site require on-site stormwater retention pond. (Y/N)	Y		
Any additional storm water treatment or rate of discharge control required for this site?			Y
If yes, describe treatment/control required: Must comply with NPDES Construction Stormwater Permit Requirements.			

MPCA MS4 (Small Municipal Separate Storm Sewer Systems) program compliance:

Are you required to obtain permit coverage for storm water discharges? If yes, attach copy of MPCA letter on permit application.	NO
Have you satisfied the MS4 permit conditions to develop/implement storm mgmt. program and report on status/effectiveness?	YES
Are you required to obtain a NPDES (Nat'l Pollutant Discharge Elimination System) permit for storm water during construction?	YES
If yes, have you prepared a Storm Water Pollution Prevention Plan (SWPPP) for erosion prevention/sediment control? (Attach copy of plan)	NO

Telecommunications Providers and Service Description

Contact Name	Scott Savage
Company	Savage Communications
Address	111 Tobies Mill Place
City / State / Zip	Hinckley / MN / 55037
Phone	320-384-7442
E-Mail	ssavage@sci.cable.com
Does the site have broadband service?	Yes
If there is broadband service, what is the upstream band width? mbps/gbps	10 gbps
What is the downstream band width? mbps/gbps	10 gbps
What is the type of delivery medium (copper, fiber optics, etc.)	Fiber optics
If service not available, how soon could it be installed?	N/A
Does the site have two (or more) fiber providers within 5 miles?	Yes
If so, describe additional service below (Insert rows):	

Contact Name	Stacey Cluff
Company	Mille Lacs Energy Cooperative
Address	36559 US highway 169
City / State / Zip	Aitkin / MN / 56431
Phone	218-927-8227
E-Mail	scluff@mlcmmn.com
Does the site have broadband service?	Yes
If there is broadband service, what is the upstream band width? mbps/gbps	1 gbps
What is the downstream band width? mbps/gbps	1 gbps
What is the type of delivery medium (copper, fiber optics, etc.)	Fiber optics

VIII. VERIFICATION AND ASSURANCE

I agree that the information is valid and accurate on a best effort basis, that the site can be listed on the MN DEED web site, and that the site information will be updated annually, as of the date of signature. Signature:

Name: Barbara J. Cam	Title: Executive Director	Organization: Aitkin County Growth	Date: 11-14-18
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If this is an amended application (new contact person):

I agree that the information is valid and accurate on a best effort basis, that the site can be listed on the MN DEED web site, and that the site information will be updated annually, as of the date of signature. Signature:

Name:	Title:	Organization:	Date:
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